



STAFF COMMENTS

To: Sunset Beach Town Council
From: Cape Fear Council of Governments: Wes MacLeod, AICP, ASLA
Date: January 26, 2017
Re: Planning Board & Division of Coastal Management Approved Draft:
Sunset Beach 2016 Land Use Plan

The draft 2016 Town of Sunset Beach Land Use Plan was unanimously recommended for approval by the Town's Planning Board on August 4, 2016 and subsequently reviewed by the Division of Coastal Management's (DCM) Wilmington District Planner for completion requirements. On January 9, 2017, the DCM Wilmington District Planner responded with the following:

I have reviewed the Sunset Beach Land Use Plan and sent the plan out for other agency review.

I did not receive any applicable comments to note from other state agencies. Also, upon review, I have determined that the plan meets the minimum requirements noted in the NCAC 7B Land Use Plan guidelines.

As a suggestion (but not required), I recommend stronger guiding words within some of the policy(s)... such as "will" or "shall" as opposed to "may" or "will strive to." Again, just a suggestion by me.

Michael Christenbury, Wilmington District Planner

We look forward to your review of the plan and are open to complying with any comments, concerns, or suggestions you may have. Upon council review and adoption, the plan will be delivered to the Coastal Resources Commission for Certification. Please determine an applicable timeline for sufficient review of the plan prior to setting a date for public hearing/adoption. We recommend a period of two to three months. If in the course of your review you should have any questions please feel free to contact our office. In addition, a digital copy of the draft plan is available on the project website at www.plansunsetbeach.com. Lastly, if desired, a workshop can be scheduled to discuss the contents of the Land Use Plan with the Town's Planning Board. Cape Fear Council of Governments staff will attend and facilitate any such workshop as necessary.

Best Regards,

Wes MacLeod, AICP, ASLA
Senior Regional Planner